HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: February 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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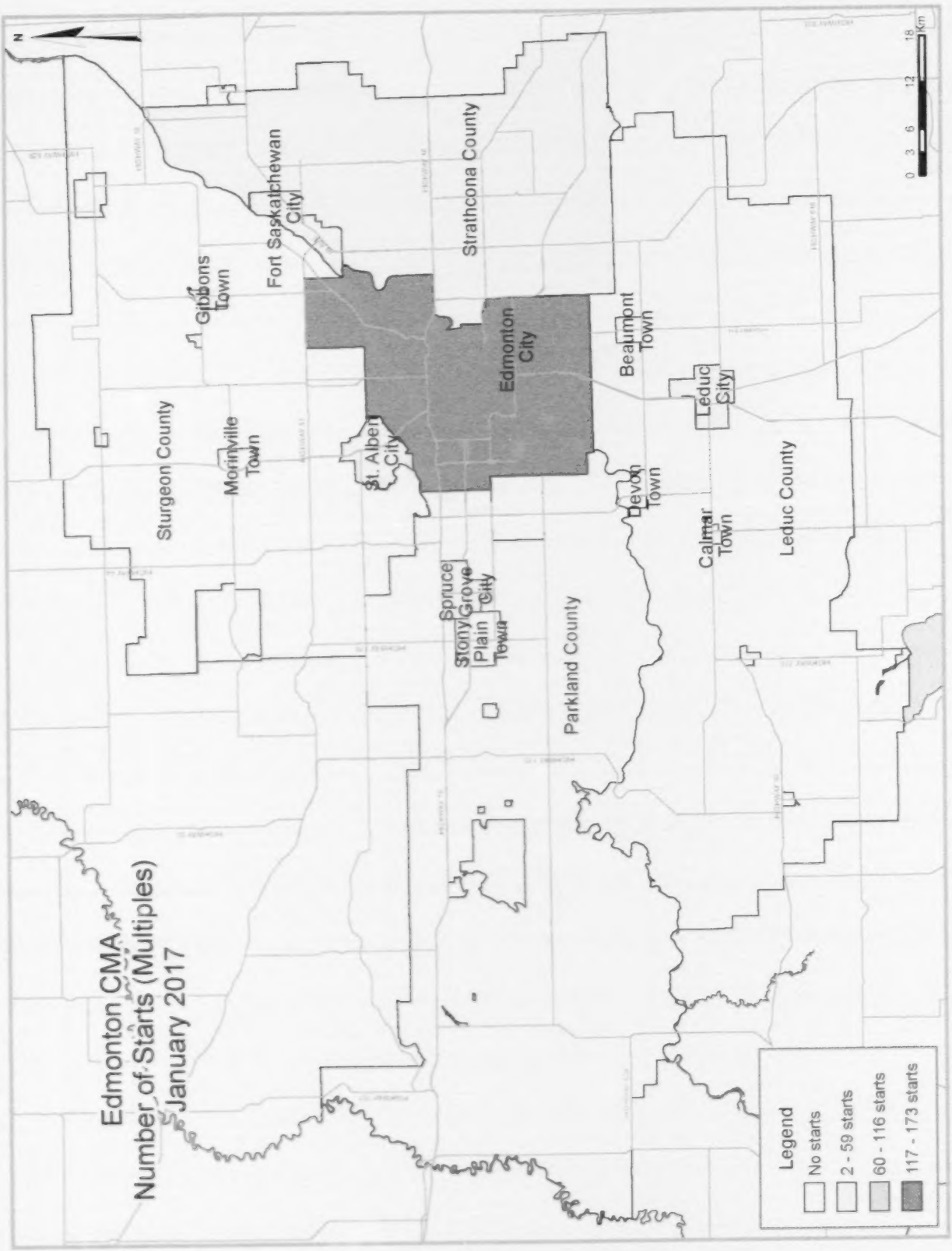
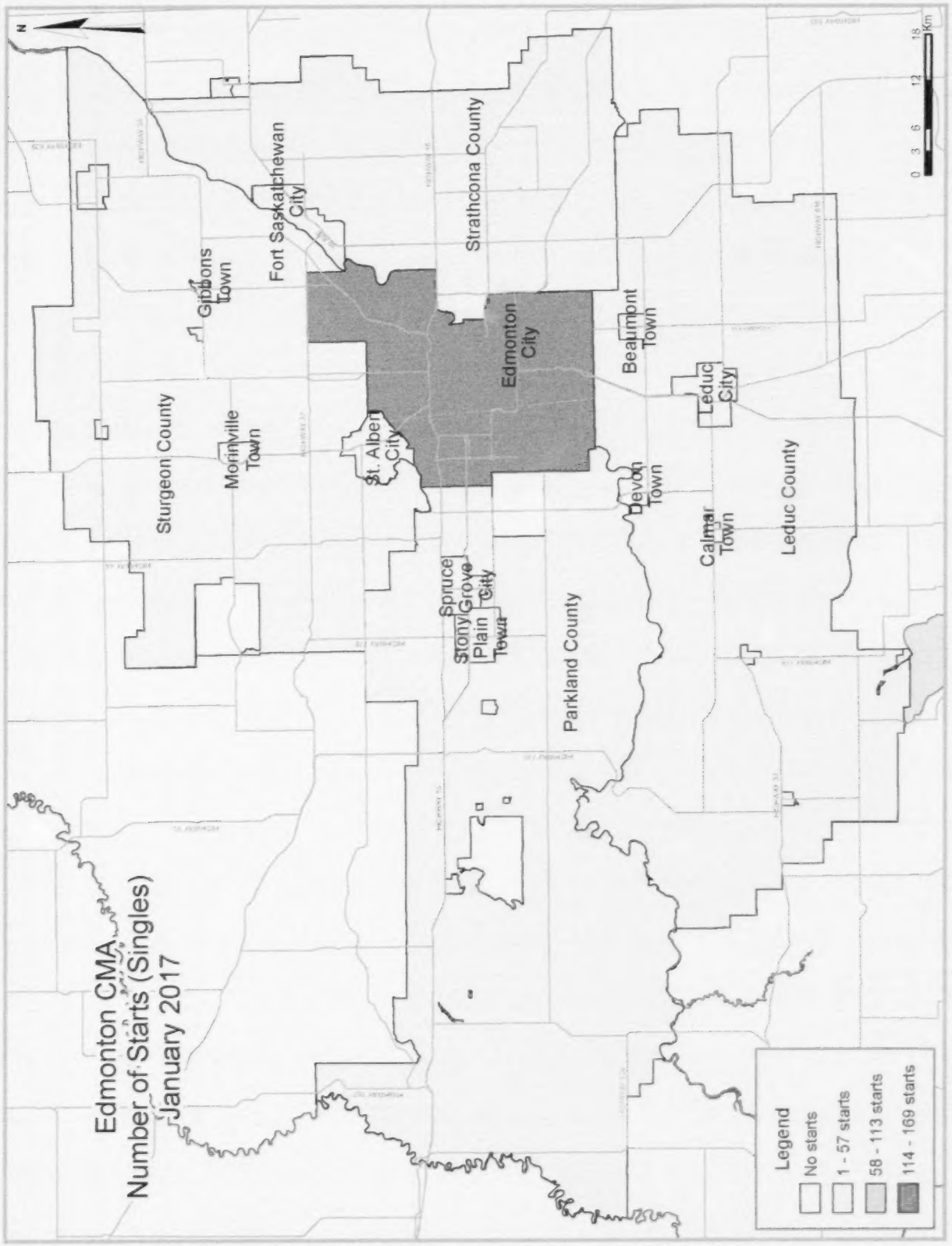
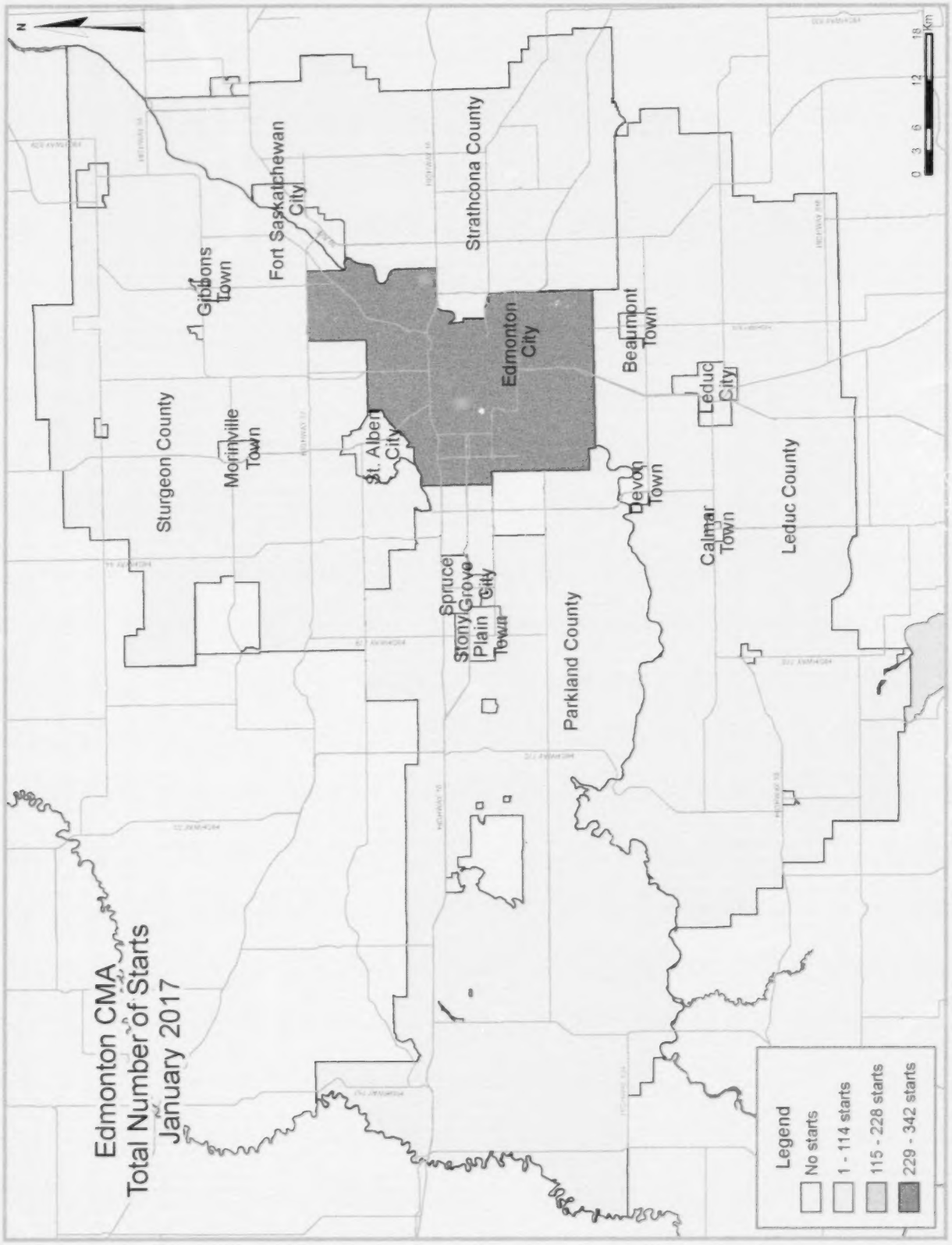
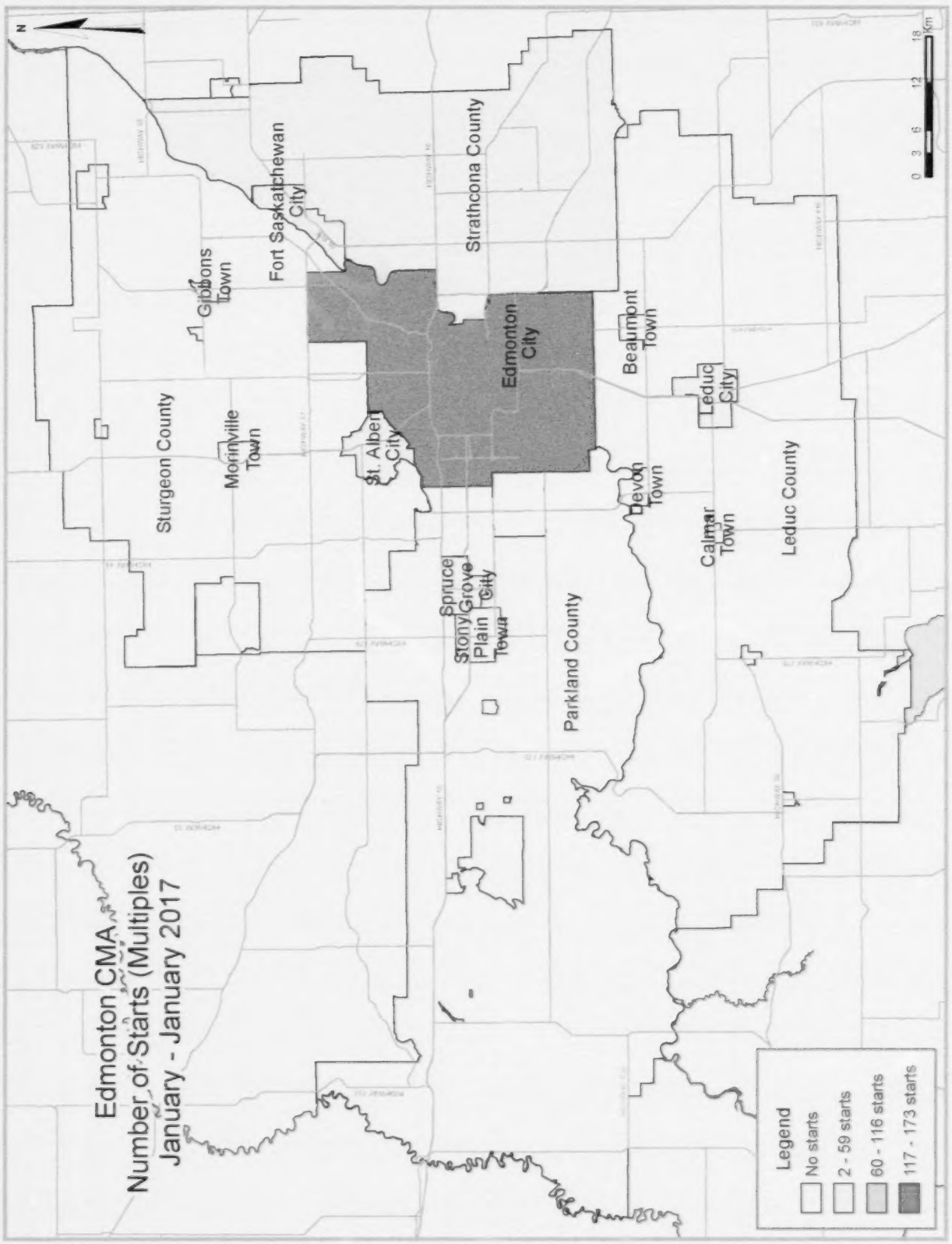

Edmonton CMA
Number of Starts (Multiples)
January 2017
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 59 starts
60 - 116 starts
117 - 173 starts


Edmonton CMA
Number of Starts (Singles)
January 2017
N
0 3 6 12 18 Km
Legend
No starts
1 - 57 starts
58 - 113 starts
114 - 169 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January 2017
N
0 3 6 12 18 Km
Legend
No starts
1 - 114 starts
115 - 228 starts
229 - 342 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County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Edmonton City
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Spruce Grove City
Stony Plain Town
Parkland County
Legend
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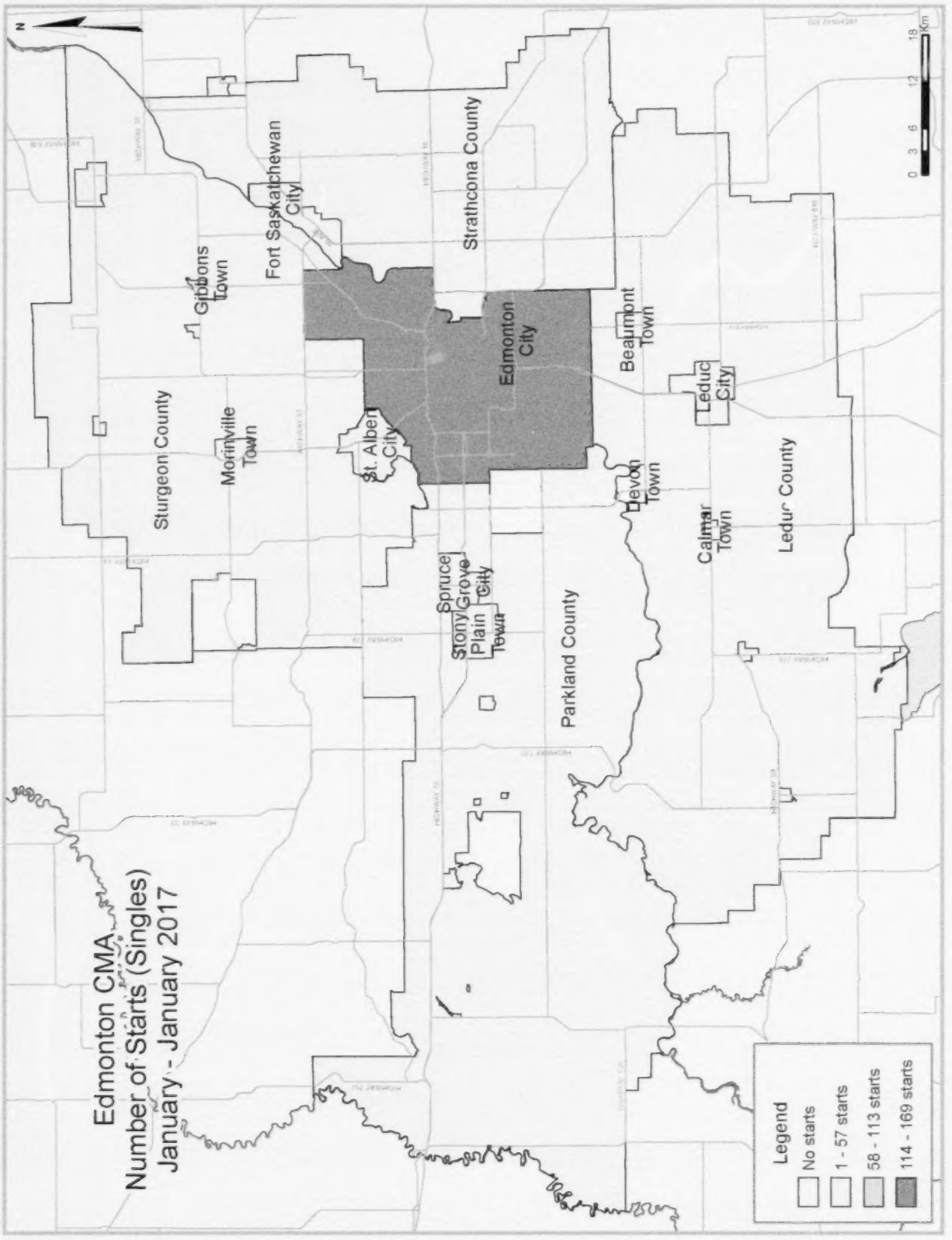
60 - 116 starts
117 - 173 starts


Edmonton CMA
Number of Starts (Singles)
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114 - 169 starts
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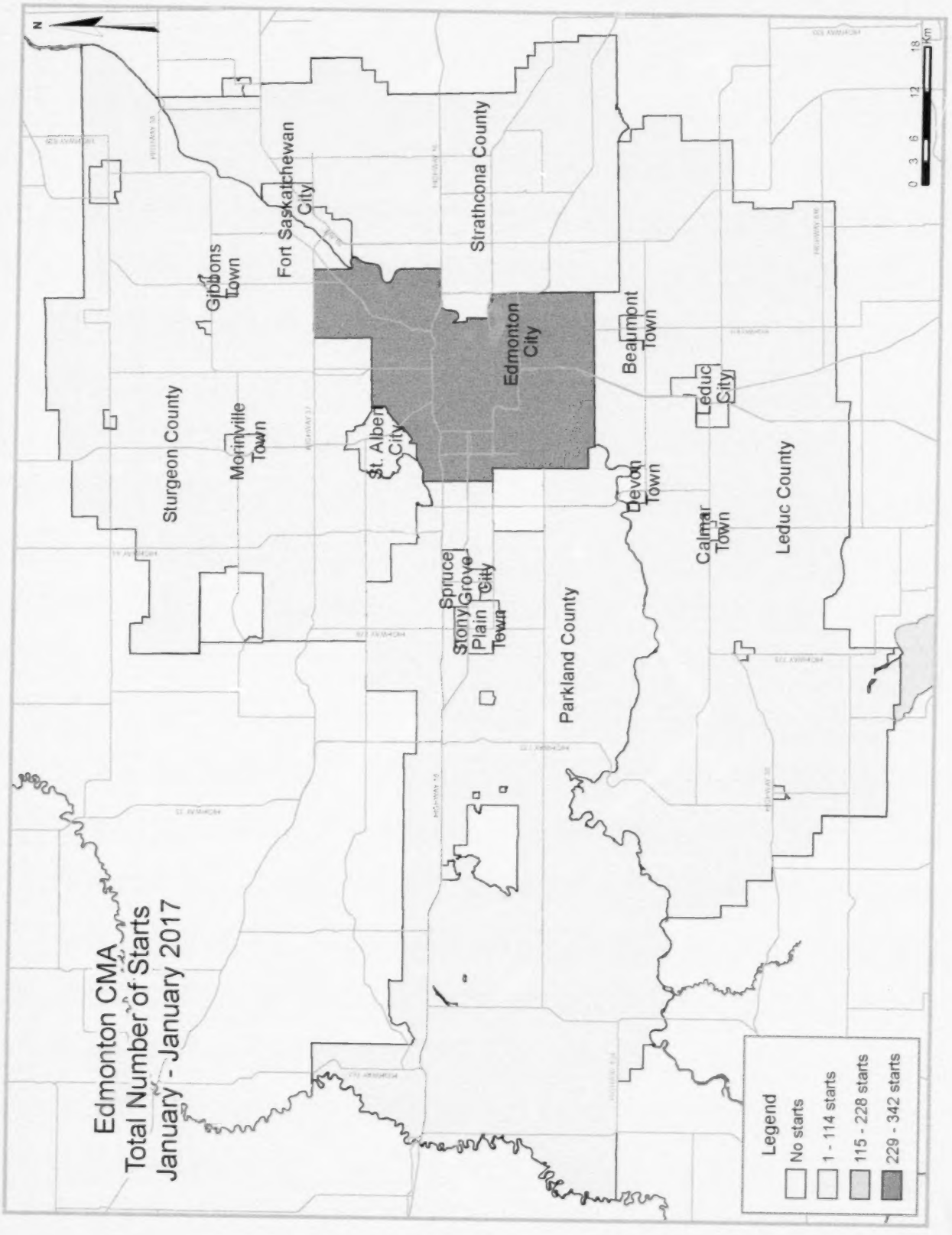
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County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January - January 2017
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Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 114 starts
115 - 228 starts
229 - 342 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2017		
Edmonton CMA[1]	December 2016	January 2017
Trend[2]	9,926	9,585
SAAR	9,354	6,493
	January 2016	January 2017
Actual		
January - Single-Detached	263	244
January - Multiples	338	204
January - Total	601	448
January to January - Single-Detached	263	244
January to January - Multiples	338	204
January to January - Total	601	448

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	244	136	15	0	18	35	0	0	448
January 2016	262	142	65	1	73	6	0	52	601
% Change	-6.9	-4.2	-76.9	-100.0	-75.3	**	n/a	-100.0	-25.5
Year-to-date 2017	244	136	15	0	18	35	0	0	448
Year-to-date 2016	262	142	65	1	73	6	0	52	601
% Change	-6.9	-4.2	-76.9	-100.0	-75.3	**	n/a	-100.0	-25.5
UNDER CONSTRUCTION									
January 2017	2,738	1,184	333	7	576	2,745	153	1,551	9,287
January 2016	3,100	1,302	385	5	951	5,228	356	2,996	14,323
% Change	-11.7	-9.1	-13.5	40.0	-39.4	-47.5	-57.0	-48.2	-35.2
COMPLETIONS									
January 2017	291	126	34	0	38	52	0	412	953
January 2016	499	256	42	1	49	117	11	216	1,191
% Change	-41.7	-50.8	-19.0	-100.0	-22.4	-55.6	-100.0	90.7	-20.0
Year-to-date 2017	291	126	34	0	38	52	0	412	953
Year-to-date 2016	499	256	42	1	49	117	11	216	1,191
% Change	-41.7	-50.8	-19.0	-100.0	-22.4	-55.6	-100.0	90.7	-20.0
COMPLETED & NOT ABSORBED									
January 2017	605	340	86	2	189	744	n/a	n/a	1,966
January 2016	821	446	67	1	81	341	n/a	n/a	1,757
% Change	-26.3	-23.8	28.4	100.0	133.3	118.2	n/a	n/a	11.9
ABSORBED									
January 2017	269	133	29	1	45	56	n/a	n/a	533
January 2016	448	205	29	0	34	106	n/a	n/a	822
% Change	-40.0	-35.1	0.0	n/a	32.4	-47.2	n/a	n/a	-35.2
Year-to-date 2017	269	133	29	1	45	56	n/a	n/a	533
Year-to-date 2016	448	205	29	0	34	106	n/a	n/a	822
% Change	-40.0	-35.1	0.0	n/a	32.4	-47.2	n/a	n/a	-35.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2017	169	114	15	0	9	35	0	0	342
January 2016	186	126	29	1	73	6	0	4	425
Beaumont Town									
January 2017	17	0	0	0	0	0	0	0	17
January 2016	13	0	4	0	0	0	0	0	17
Devon Town									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2017	3	2	0	0	2	0	0	0	7
January 2016	2	2	4	0	0	0	0	48	56
Leduc City									
January 2017	10	6	0	0	0	0	0	0	16
January 2016	13	4	4	0	0	0	0	0	21
Leduc County									
January 2017	6	0	0	0	0	0	0	0	6
January 2016	7	4	0	0	0	0	0	0	11
Morinville Town									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	4	0	0	0	0	0	0	0	4
Parkland County									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	6	0	0	0	0	0	0	0	6
Spruce Grove City									
January 2017	8	2	0	0	0	0	0	0	10
January 2016	5	4	21	0	0	0	0	0	30
St. Albert City									
January 2017	8	4	0	0	4	0	0	0	16
January 2016	8	0	0	0	0	0	0	0	8
Stony Plain Town									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	3	2	3	0	0	0	0	0	8
Strathcona County									
January 2017	10	8	0	0	3	0	0	0	21
January 2016	6	0	0	0	0	0	0	0	6
Sturgeon County									
January 2017	6	0	0	0	0	0	0	0	6
January 2016	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	3	0	0	0	0	0	0	0	3
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2017	244	136	15	0	18	35	0	0	448
January 2016	262	142	65	1	73	6	0	52	601

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2017	1,874	810	289	6	476	2,320	52	1,292	7,119
January 2016	2,001	1,004	277	5	804	4,497	106	2,374	11,068
Beaumont Town									
January 2017	141	18	0	0	0	0	0	0	159
January 2016	140	30	13	0	0	8	65	63	319
Devon Town									
January 2017	6	8	0	0	0	32	0	0	46
January 2016	3	2	0	0	0	0	0	0	5
Fort Saskatchewan City									
January 2017	46	68	20	0	4	0	0	0	138
January 2016	51	56	7	0	22	0	66	96	298
Leduc City									
January 2017	91	56	0	0	21	0	0	0	168
January 2016	168	36	24	0	26	160	4	90	508
Leduc County									
January 2017	68	2	0	0	0	0	0	0	70
January 2016	106	4	0	0	0	0	0	0	110
Morinville Town									
January 2017	15	8	0	0	0	0	0	0	23
January 2016	35	8	0	0	0	3	0	36	82
Parkland County									
January 2017	90	0	0	0	0	0	0	0	90
January 2016	110	0	0	0	0	0	0	0	110
Spruce Grove City									
January 2017	85	76	0	0	30	0	30	0	221
January 2016	93	102	53	0	27	140	38	0	453
St. Albert City									
January 2017	76	66	13	0	23	325	0	87	590
January 2016	106	30	0	0	48	119	2	110	415
Stony Plain Town									
January 2017	35	26	0	0	0	12	71	0	144
January 2016	25	16	3	0	16	138	71	66	335
Strathcona County									
January 2017	131	44	7	1	22	56	0	172	433
January 2016	148	12	4	0	8	163	0	153	488
Sturgeon County									
January 2017	60	0	0	0	0	0	0	0	60
January 2016	76	0	0	0	0	0	0	0	76
Remainder of the CMA									
January 2017	20	2	4	0	0	0	0	0	26
January 2016	38	2	4	0	0	0	4	8	56
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2017	2,738	1,184	333	7	576	2,745	153	1,551	9,287
January 2016	3,100	1,302	385	5	951	5,228	356	2,996	14,323

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2017	191	94	26	0	35	52	0	346	744
January 2016	379	188	30	0	35	117	0	216	965
Beaumont Town									
January 2017	9	2	0	0	0	0	0	0	11
January 2016	5	6	0	0	0	0	0	0	11
Devon Town									
January 2017	1	2	0	0	0	0	0	0	3
January 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	16	14	3	0	0	0	7	0	40
Leduc City									
January 2017	9	0	4	0	3	0	0	0	16
January 2016	9	0	9	0	0	0	0	0	18
Leduc County									
January 2017	5	2	0	0	0	0	0	0	7
January 2016	3	0	0	0	0	0	0	0	3
Morinville Town									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	1	8	0	0	0	0	0	0	9
Parkland County									
January 2017	12	0	0	0	0	0	0	0	12
January 2016	6	0	0	0	0	0	0	0	6
Spruce Grove City									
January 2017	18	12	4	0	0	0	0	0	34
January 2016	21	20	0	0	0	0	4	0	45
St. Albert City									
January 2017	10	2	0	0	0	0	0	0	12
January 2016	9	2	0	0	0	0	0	0	11
Stony Plain Town									
January 2017	2	2	0	0	0	0	0	66	70
January 2016	10	8	0	0	4	0	0	0	22
Strathcona County									
January 2017	16	8	0	0	0	0	0	0	24
January 2016	30	10	0	1	10	0	0	0	51
Sturgeon County									
January 2017	10	0	0	0	0	0	0	0	10
January 2016	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
January 2017	3	2	0	0	0	0	0	0	5
January 2016	3	0	0	0	0	0	0	0	3
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2017	291	126	34	0	38	52	0	412	953
January 2016	499	256	42	1	49	117	11	216	1,191

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2017	358	207	42	2	137	673	n/a	n/a	1,419
January 2016	496	250	43	0	27	272	n/a	n/a	1,088
Beaumont Town									
January 2017	18	9	3	0	0	3	n/a	n/a	33
January 2016	17	2	9	0	0	0	n/a	n/a	28
Devon Town									
January 2017	3	0	0	0	0	0	n/a	n/a	3
January 2016	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
January 2017	23	25	4	0	5	0	n/a	n/a	57
January 2016	68	59	4	0	5	0	n/a	n/a	136
Leduc City									
January 2017	29	5	20	0	5	0	n/a	n/a	59
January 2016	53	17	5	0	1	0	n/a	n/a	76
Leduc County									
January 2017	12	0	0	0	0	0	n/a	n/a	12
January 2016	4	0	0	0	0	0	n/a	n/a	4
Morinville Town									
January 2017	9	2	0	0	0	0	n/a	n/a	11
January 2016	7	7	0	0	0	0	n/a	n/a	14
Parkland County									
January 2017	10	0	0	0	0	0	n/a	n/a	10
January 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
January 2017	48	45	12	0	4	44	n/a	n/a	153
January 2016	61	63	0	0	6	27	n/a	n/a	157
St. Albert City									
January 2017	34	24	0	0	14	0	n/a	n/a	72
January 2016	35	11	0	0	4	0	n/a	n/a	50
Stony Plain Town									
January 2017	24	14	2	0	4	0	n/a	n/a	44
January 2016	29	24	6	0	9	0	n/a	n/a	68
Strathcona County									
January 2017	25	9	3	0	20	24	n/a	n/a	81
January 2016	33	13	0	1	29	42	n/a	n/a	118
Sturgeon County									
January 2017	4	0	0	0	0	0	n/a	n/a	4
January 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
January 2017	8	0	0	0	0	0	n/a	n/a	8
January 2016	7	0	0	0	0	0	n/a	n/a	7
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2017	605	340	86	2	189	744	n/a	n/a	1,966
January 2016	821	446	67	1	81	341	n/a	n/a	1,757

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2017	180	94	24	1	39	52	n/a	n/a	390
January 2016	332	156	25	0	30	103	n/a	n/a	646
Beaumont Town									
January 2017	12	2	0	0	0	0	n/a	n/a	14
January 2016	6	6	0	0	0	0	n/a	n/a	12
Devon Town									
January 2017	1	2	0	0	0	0	n/a	n/a	3
January 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
January 2017	5	7	0	0	0	0	n/a	n/a	12
January 2016	16	7	0	0	0	0	n/a	n/a	23
Leduc City									
January 2017	10	3	0	0	0	0	n/a	n/a	13
January 2016	7	1	4	0	0	0	n/a	n/a	12
Leduc County									
January 2017	4	2	0	0	0	0	n/a	n/a	6
January 2016	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
January 2017	6	0	0	0	0	0	n/a	n/a	6
January 2016	2	1	0	0	0	0	n/a	n/a	3
Parkland County									
January 2017	12	0	0	0	0	0	n/a	n/a	12
January 2016	8	0	0	0	0	0	n/a	n/a	8
Spruce Grove City									
January 2017	8	12	4	0	1	1	n/a	n/a	26
January 2016	17	22	0	0	0	1	n/a	n/a	40
St. Albert City									
January 2017	9	3	0	0	0	0	n/a	n/a	12
January 2016	9	3	0	0	0	0	n/a	n/a	12
Stony Plain Town									
January 2017	2	1	1	0	1	0	n/a	n/a	5
January 2016	5	5	0	0	0	0	n/a	n/a	10
Strathcona County									
January 2017	6	5	0	0	2	3	n/a	n/a	16
January 2016	32	4	0	0	4	2	n/a	n/a	42
Sturgeon County									
January 2017	12	0	0	0	0	0	n/a	n/a	12
January 2016	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
January 2017	2	2	0	0	2	0	n/a	n/a	6
January 2016	3	0	0	0	0	0	n/a	n/a	3
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
January 2017	269	133	29	1	45	56	n/a	n/a	533
January 2016	448	205	29	0	34	106	n/a	n/a	822

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Edmonton City	169	187	114	126	24	102	35	10	342	425	-19.5
Beaumont Town	17	13	0	0	0	4	0	0	17	17	0.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	3	2	4	2	0	4	0	48	7	56	-87.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	10	13	6	4	0	4	0	0	16	21	-23.8
Leduc County	6	7	0	4	0	0	0	0	6	11	-45.5
Morinville Town	1	4	0	0	0	0	0	0	1	4	-75.0
Parkland County	4	6	0	0	0	0	0	0	4	6	-33.3
Spruce Grove City	8	5	2	4	0	21	0	0	10	30	-66.7
St. Albert City	8	8	4	0	4	0	0	0	16	8	100.0
Stony Plain Town	1	3	0	2	0	3	0	0	1	8	-87.5
Strathcona County	10	6	8	0	3	0	0	0	21	6	**
Sturgeon County	6	6	0	0	0	0	0	0	6	6	0.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	244	263	138	142	31	138	35	58	448	601	-25.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	169	187	114	126	24	102	35	10	342	425	-19.5
Beaumont Town	17	13	0	0	0	4	0	0	17	17	0.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	3	2	4	2	0	4	0	48	7	56	-87.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	10	13	6	4	0	4	0	0	16	21	-23.8
Leduc County	6	7	0	4	0	0	0	0	6	11	-45.5
Morinville Town	1	4	0	0	0	0	0	0	1	4	-75.0
Parkland County	4	6	0	0	0	0	0	0	4	6	-33.3
Spruce Grove City	8	5	2	4	0	21	0	0	10	30	-66.7
St. Albert City	8	8	4	0	4	0	0	0	16	8	100.0
Stony Plain Town	1	3	0	2	0	3	0	0	1	8	-87.5
Strathcona County	10	6	8	0	3	0	0	0	21	6	**
Sturgeon County	6	6	0	0	0	0	0	0	6	6	0.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	244	263	138	142	31	138	35	58	448	601	-25.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Edmonton City	24	102	0	0	35	6	0	4
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	21	0	0	0	0	0	0
St. Albert City	4	0	0	0	0	0	0	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	31	138	0	0	35	6	0	52

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	24	102	0	0	35	6	0	4
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	21	0	0	0	0	0	0
St. Albert City	4	0	0	0	0	0	0	0
Stony Plain Town	0	3	0	0	0	0	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	31	138	0	0	35	6	0	52

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Edmonton City	298	341	44	80	0	4	342	425
Beaumont Town	17	17	0	0	0	0	17	17
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	8	2	0	0	48	7	56
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	21	0	0	0	0	16	21
Leduc County	6	11	0	0	0	0	6	11
Morinville Town	1	4	0	0	0	0	1	4
Parkland County	4	6	0	0	0	0	4	6
Spruce Grove City	10	30	0	0	0	0	10	30
St. Albert City	12	8	4	0	0	0	16	8
Stony Plain Town	1	8	0	0	0	0	1	8
Strathcona County	18	6	3	0	0	0	21	6
Sturgeon County	6	6	0	0	0	0	6	6
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	395	469	53	80	0	52	448	601

Table 2.5: Starts by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	298	341	44	80	0	4	342	425
Beaumont Town	17	17	0	0	0	0	17	17
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	5	8	2	0	0	48	7	56
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	16	21	0	0	0	0	16	21
Leduc County	6	11	0	0	0	0	6	11
Morinville Town	1	4	0	0	0	0	1	4
Parkland County	4	6	0	0	0	0	4	6
Spruce Grove City	10	30	0	0	0	0	10	30
St. Albert City	12	8	4	0	0	0	16	8
Stony Plain Town	1	8	0	0	0	0	1	8
Strathcona County	18	6	3	0	0	0	21	6
Sturgeon County	6	6	0	0	0	0	6	6
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	395	469	53	80	0	52	448	601

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Edmonton City	191	379	100	194	55	59	398	333	744	965	-22.9
Beaumont Town	9	5	2	6	0	0	0	0	11	11	0.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	1	0	2	0	0	0	0	0	3	0	n/a
Fort Saskatchewan City	2	16	0	14	0	10	0	0	2	40	-95.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	9	9	0	0	7	9	0	0	16	18	-11.1
Leduc County	5	3	2	0	0	0	0	0	7	3	133.3
Morinville Town	3	1	0	8	0	0	0	0	3	9	-66.7
Parkland County	12	6	0	0	0	0	0	0	12	6	100.0
Spruce Grove City	18	21	12	20	4	4	0	0	34	45	-24.4
St. Albert City	10	9	2	2	0	0	0	0	12	11	9.1
Stony Plain Town	2	10	2	8	0	4	66	0	70	22	**
Strathcona County	16	31	8	20	0	0	0	0	24	51	-52.9
Sturgeon County	10	7	0	0	0	0	0	0	10	7	42.9
Remainder of the CMA	3	1	2	0	0	0	0	0	5	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	291	500	132	272	66	86	464	333	953	1,191	-20.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	191	379	100	194	55	59	398	333	744	965	-22.9
Beaumont Town	9	5	2	6	0	0	0	0	11	11	0.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	1	0	2	0	0	0	0	0	3	0	n/a
Fort Saskatchewan City	2	16	0	14	0	10	0	0	2	40	-95.0
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	9	9	0	0	7	9	0	0	16	18	-11.1
Leduc County	5	3	2	0	0	0	0	0	7	3	133.3
Morinville Town	3	1	0	8	0	0	0	0	3	9	-66.7
Parkland County	12	6	0	0	0	0	0	0	12	6	100.0
Spruce Grove City	18	21	12	20	4	4	0	0	34	45	-24.4
St. Albert City	10	9	2	2	0	0	0	0	12	11	9.1
Stony Plain Town	2	10	2	8	0	4	66	0	70	22	**
Strathcona County	16	31	8	20	0	0	0	0	24	51	-52.9
Sturgeon County	10	7	0	0	0	0	0	0	10	7	42.9
Remainder of the CMA	3	1	2	0	0	0	0	0	5	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	291	500	132	272	66	86	464	333	953	1,191	-20.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Edmonton City	55	59	0	0	52	117	346	216
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	7	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	9	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	4	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	66	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	66	75	0	11	52	117	412	216

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	55	59	0	0	52	117	346	216
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	7	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	9	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	4	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	66	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	66	75	0	11	52	117	412	216

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Edmonton City	311	597	87	152	346	216	744	965
Beaumont Town	11	11	0	0	0	0	11	11
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	3	0	0	0	0	0	3	0
Fort Saskatchewan City	2	33	0	0	0	7	2	40
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	13	18	3	0	0	0	16	18
Leduc County	7	3	0	0	0	0	7	3
Morinville Town	3	9	0	0	0	0	3	9
Parkland County	12	6	0	0	0	0	12	6
Spruce Grove City	34	41	0	0	0	4	34	45
St. Albert City	12	11	0	0	0	0	12	11
Stony Plain Town	4	18	0	4	66	0	70	22
Strathcona County	24	40	0	11	0	0	24	51
Sturgeon County	10	7	0	0	0	0	10	7
Remainder of the CMA	5	1	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	451	797	90	167	412	227	953	1,191

Table 3.5: Completions by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	311	597	87	152	346	216	744	965
Beaumont Town	11	11	0	0	0	0	11	11
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	3	0	0	0	0	0	3	0
Fort Saskatchewan City	2	33	0	0	0	7	2	40
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	13	18	3	0	0	0	16	18
Leduc County	7	3	0	0	0	0	7	3
Morinville Town	3	9	0	0	0	0	3	9
Parkland County	12	6	0	0	0	0	12	6
Spruce Grove City	34	41	0	0	0	4	34	45
St. Albert City	12	11	0	0	0	0	12	11
Stony Plain Town	4	18	0	4	66	0	70	22
Strathcona County	24	40	0	11	0	0	24	51
Sturgeon County	10	7	0	0	0	0	10	7
Remainder of the CMA	5	1	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	451	797	90	167	412	227	953	1,191

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2017	44	24.9	50	28.2	41	23.2	19	10.7	23	13.0	177	490,000	554,324
January 2016	30	9.1	95	28.8	108	32.7	47	14.2	50	15.2	330	540,000	589,680
Year-to-date 2017	44	24.9	50	28.2	41	23.2	19	10.7	23	13.0	177	490,000	554,324
Year-to-date 2016	30	9.1	95	28.8	108	32.7	47	14.2	50	15.2	330	540,000	589,680
Beaumont Town													
January 2017	2	16.7	7	58.3	3	25.0	0	0.0	0	0.0	12	467,500	460,705
January 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	0	480,324
Year-to-date 2017	2	16.7	7	58.3	3	25.0	0	0.0	0	0.0	12	467,500	460,705
Year-to-date 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	0	480,324
Calmar Town													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Devon Town													
January 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Fort Saskatchewan City													
January 2017	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	0	550,900
January 2016	2	12.5	9	56.3	4	25.0	1	6.3	0	0.0	16	460,000	474,800
Year-to-date 2017	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	0	550,900
Year-to-date 2016	2	12.5	9	56.3	4	25.0	1	6.3	0	0.0	16	460,000	474,800
Gibbons Town													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Leduc City													
January 2017	5	50.0	3	30.0	2	20.0	0	0.0	0	0.0	10	397,500	406,155
January 2016	1	14.3	3	42.9	2	28.6	1	14.3	0	0.0	7	0	486,514
Year-to-date 2017	5	50.0	3	30.0	2	20.0	0	0.0	0	0.0	10	397,500	406,155
Year-to-date 2016	1	14.3	3	42.9	2	28.6	1	14.3	0	0.0	7	0	486,514
Leduc County													
January 2017	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	0	474,457
January 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
Year-to-date 2017	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	0	474,457
Year-to-date 2016	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	0	0
Morinville Town													
January 2017	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	0	0
January 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
January 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	0	0
Year-to-date 2016	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	0	0
Spruce Grove City													
January 2017	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	0	448,175
January 2016	0	0.0	12	70.6	3	17.6	1	5.9	1	5.9	17	475,000	500,382
Year-to-date 2017	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	0	448,175
Year-to-date 2016	0	0.0	12	70.6	3	17.6	1	5.9	1	5.9	17	475,000	500,382
St. Albert City													
January 2017	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	0	671,477
January 2016	0	0.0	2	22.2	0	0.0	4	44.4	3	33.3	9	0	671,983
Year-to-date 2017	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	0	671,477
Year-to-date 2016	0	0.0	2	22.2	0	0.0	4	44.4	3	33.3	9	0	671,983
Stony Plain Town													
January 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
January 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	485,860
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2016	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	0	485,860
Strathcona County													
January 2017	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	565,839
January 2016	0	0.0	9	31.0	9	31.0	4	13.8	7	24.1	29	530,000	614,000
Year-to-date 2017	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	0	565,839
Year-to-date 2016	0	0.0	9	31.0	9	31.0	4	13.8	7	24.1	29	530,000	614,000
Sturgeon County													
January 2017	4	33.3	0	0.0	0	0.0	2	16.7	6	50.0	12	695,000	588,742
January 2016	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	0	627,143
Year-to-date 2017	4	33.3	0	0.0	0	0.0	2	16.7	6	50.0	12	695,000	588,742
Year-to-date 2016	1	14.3	3	42.9	0	0.0	0	0.0	3	42.9	7	0	627,143
Remainder of the CMA													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
First Nations													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
January 2017	65	26.0	71	28.4	55	22.0	24	9.6	35	14.0	250	490,000	541,306
January 2016	42	9.6	139	31.9	128	29.4	61	14.0	66	15.1	436	525,000	578,920
Year-to-date 2017	65	26.0	71	28.4	55	22.0	24	9.6	35	14.0	250	490,000	541,306
Year-to-date 2016	42	9.6	139	31.9	128	29.4	61	14.0	66	15.1	436	525,000	578,920

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2017

Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	554,324	589,680	-6.0	554,324	589,680	-6.0
Beaumont Town	460,705	480,324	-4.1	460,705	480,324	-4.1
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	550,900	474,800	16.0	550,900	474,800	16.0
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	406,155	486,514	-16.5	406,155	486,514	-16.5
Leduc County	474,457	-	n/a	474,457	-	n/a
Morinville Town	-	-	n/a	-	-	n/a
Parkland County	-	-	n/a	-	-	n/a
Spruce Grove City	448,175	500,382	-10.4	448,175	500,382	-10.4
St. Albert City	671,477	671,983	-0.1	671,477	671,983	-0.1
Stony Plain Town	-	485,860	n/a	-	485,860	n/a
Strathcona County	565,839	614,000	-7.8	565,839	614,000	-7.8
Sturgeon County	588,742	627,143	-6.1	588,742	627,143	-6.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	541,306	578,920	-6.5	541,306	578,920	-6.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

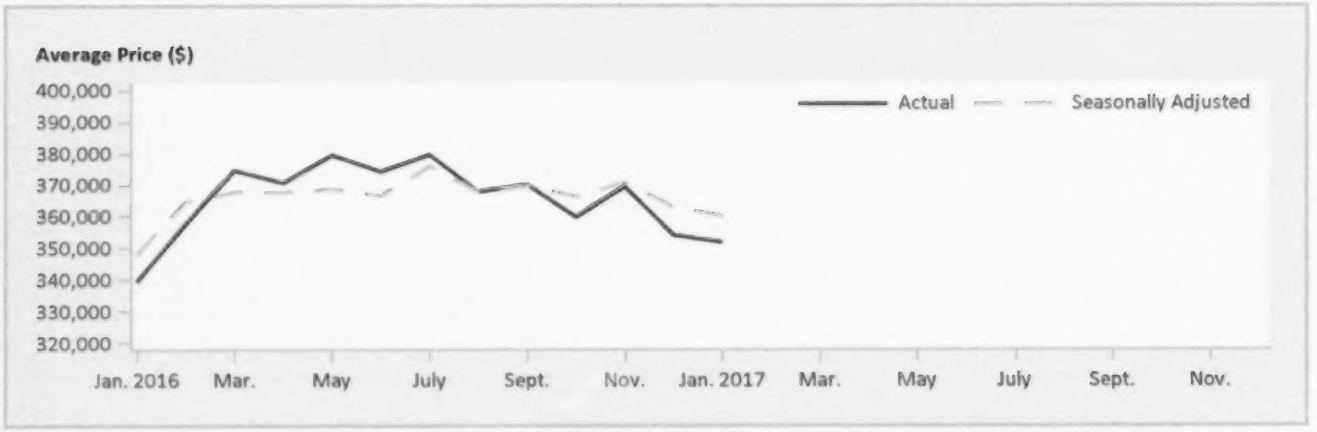


Figure 5.2: MLS® Residential Sales for Edmonton

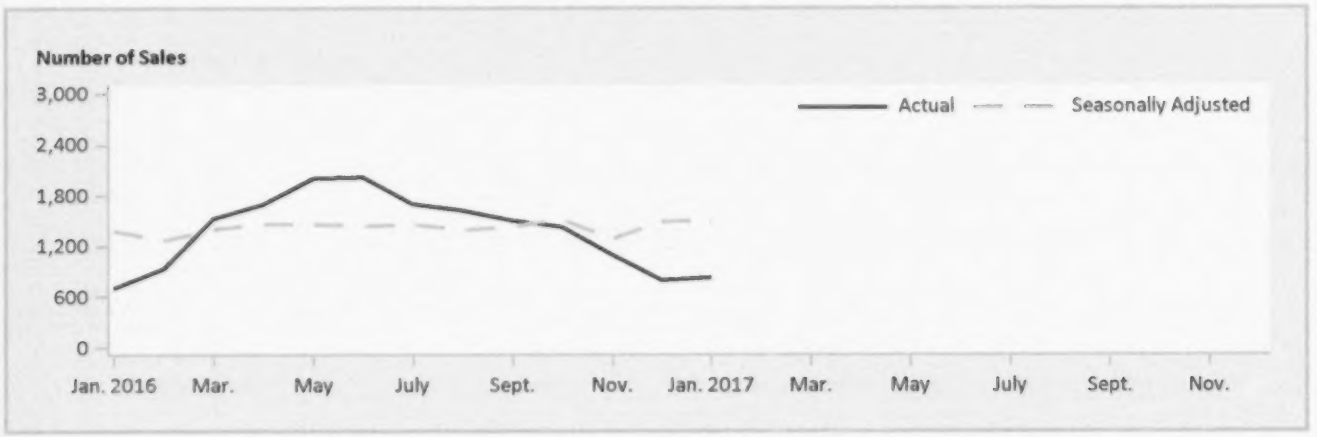
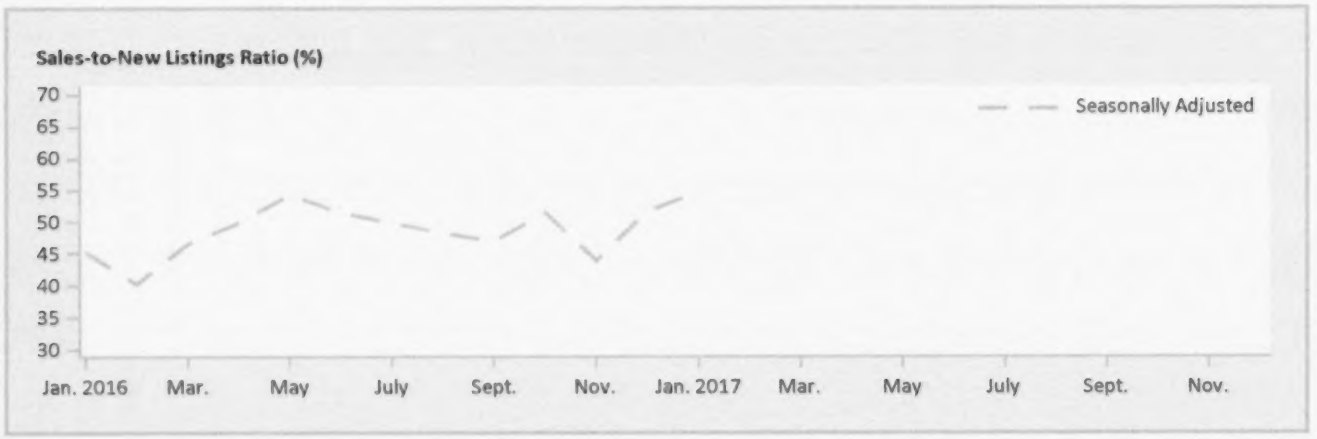


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	91.7	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	91.7	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	91.7	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	91.7	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	91.3	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	91.4	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	91.3	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	91.1	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	91.0	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	91.0	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	91.1	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64		136.9	748	8.1	72.1	1,121
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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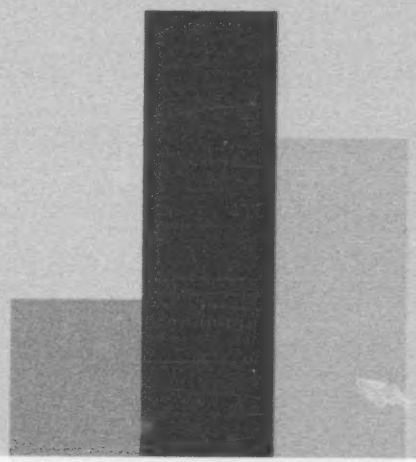

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